

November Vacancy Rates Rise to 1.1%

Mining Regions Lead the Way For Asking Rent

12 December 2023

Vacancy Rates for residential properties across Australia rose to 1.1% in November.

This upturn was driven by 3,164 additional vacant properties nationwide, bringing the total to 33,471. The market conditions remain challenging for renters.

In the preceding month, most capital cities saw a marginal rise in Vacancy Rates. Specifically, [Sydney](#), [Melbourne](#) and [Darwin](#) reported increases, registering rates of 1.4%, 1.3%, and 1.8%, respectively. Conversely, [Hobart](#) was the only city to experience a decline, with Vacancy Rates decreasing to 1.2%.

The Rental Vacancy Rate in [Sydney CBD](#) rose 0.8% to 4.6% in November. Similarly, [Melbourne CBD](#) and [Brisbane CBD](#) also witnessed increases in their Rental Vacancy Rates, now standing at 5.1% and 2.2%, respectively.

Most regional areas recorded stable rental vacancy rates during the period. The [North Coast NSW](#) steadied after recent rises to stand at 1.2% and the [Sunshine Coast](#) also remained steady at 0.9%. In contrast, [Blue Mountains](#) recorded a decrease to 1.0%.

Vacancy Rates - November 2023						
City	Nov 2022 Vacancies	Nov 2022 Vacancy Rate	Oct 2023 Vacancies	Oct 2023 Vacancy Rate	Nov 2023 Vacancies	Nov 2023 Vacancy Rate
Sydney	10,048	1.4%	8,368	1.2%	9,994	1.4%
Melbourne	7,721	1.5%	6,092	1.2%	6,671	1.3%
Brisbane	2,745	0.8%	3,132	0.9%	3,482	1.0%
Perth	752	0.4%	683	0.4%	823	0.4%
Adelaide	766	0.5%	722	0.4%	793	0.5%
Canberra	819	1.4%	1,027	1.7%	1,063	1.8%
Darwin	305	1.2%	368	1.4%	471	1.8%
Hobart	158	0.6%	373	1.3%	320	1.2%
National	31,924	1.0%	30,307	1.0%	33,471	1.1%

SQM's calculations of vacancies are based on online rental listings that have been advertised for three weeks or more compared to the total number of established rental properties. SQM considers this to be a superior methodology compared to using a potentially incomplete sample of agency surveys or merely relying on raw online listings advertised. Please go to our [Methodology](#) page for more information on how SQM's vacancies are compiled.

Asking Rents

In the 30 days leading up to December 12, 2023, [asking rents](#) in capital cities increased by 0.3%, contributing to a notable 14.7% rise over the past year. Specifically, house rents in capital cities rose by 0.6%, with a 12-month increase of 14.9%, while unit rents showed a decline of 0.2% over the last 30 days and a 14.4% rise over the past 12 months.

The [national](#) median weekly asking rent for all dwelling is \$604.55 a week. The capital city asking rent for all dwelling is \$692.74 a week. The median rent for a capital city house is \$803 a week while the rent for a capital city unit is \$596 a week.

The most expensive rent is [Sydney](#) houses at \$1,011.29 a week. Units in [Adelaide](#) remain the most affordable at \$439.12 per week.

[Sydney](#) has seen a slight dip in rents, with a decrease of 0.1% for all properties in the last month. Moreover, asking rent for combined dwellings in [Darwin](#) has continued to drop by 2.6%, mainly influenced by a notable decline of 4.9% in the rent for all houses.

SQM Research Weekly Rents Index					
Week ending		Rent (\$)	Chg on prev wk(\$)	Rolling month % chg	12 mth % chg
12 Dec 2023	Sydney				
	All Houses	1,011.29	-9.29 ▼	-0.1% ▼	14.2% ▲
	All Units	679.66	1.34 ▲	0.0% ▲	16.2% ▲
	Combined	814.40	-2.98 ▼	-0.1% ▼	15.2% ▲
Melbourne	All Houses	714.49	4.51 ▲	1.8% ▲	18.7% ▲
	All Units	517.54	-1.54 ▼	-0.6% ▼	11.9% ▲
	Combined	598.60	0.95 ▲	0.6% ▲	15.2% ▲
Brisbane	All Houses	703.78	3.22 ▲	-0.2% ▼	10.8% ▲
	All Units	556.09	2.91 ▲	1.2% ▲	14.5% ▲
	Combined	637.31	3.08 ▲	0.3% ▲	12.3% ▲
Perth	All Houses	744.32	6.68 ▲	1.1% ▲	17.0% ▲
	All Units	567.27	4.73 ▲	2.5% ▲	18.6% ▲
	Combined	670.25	5.87 ▲	1.6% ▲	17.6% ▲
Adelaide	All Houses	612.20	5.80 ▲	1.2% ▲	12.7% ▲
	All Units	439.12	-5.12 ▼	0.3% ▲	11.8% ▲
	Combined	552.49	2.04 ▲	0.9% ▲	12.5% ▲
Canberra	All Houses	733.13	3.87 ▲	1.5% ▲	-3.3% ▼
	All Units	566.71	-1.71 ▼	-0.3% ▼	0.5% ▲
	Combined	642.97	0.85 ▲	0.6% ▲	-1.5% ▼
Darwin	All Houses	704.27	-6.27 ▼	-4.9% ▼	6.7% ▲
	All Units	454.45	-2.45 ▼	-0.2% ▼	-1.4% ▼
	Combined	555.49	-4.00 ▼	-2.6% ▼	2.6% ▲
Hobart	All Houses	536.50	11.50 ▲	2.2% ▲	0.5% ▲
	All Units	466.23	0.77 ▲	2.3% ▲	-0.8% ▼
	Combined	508.23	7.19 ▲	2.2% ▲	0.0% ▲
National	All Houses	672.00	1.00 ▲	0.6% ▲	8.4% ▲
	All Units	527.00	3.00 ▲	1.7% ▲	11.7% ▲
	Combined	604.55	1.93 ▲	1.1% ▲	9.7% ▲
Cap City Average	All Houses	803.00	1.00 ▲	0.6% ▲	14.9% ▲
	All Units	596.00	1.00 ▲	-0.2% ▼	14.4% ▲
	Combined	692.74	1.00 ▲	0.3% ▲	14.7% ▲

Next update: 20 Dec 2023

Harry Bawa, Head of Property and Business Analytics said:

At this time of year, we usually see more properties become available for rent, spearheaded by inner city apartments. This year was no exception as international student departures put more rentals on the market in the CBD areas.

There has been little to no change outside the inner-city ring with Bankstown/Canterbury remaining below 1% vacancies in Sydney, similar to East Brisbane, and Northern areas of Melbourne.

Black Friday discounts weren't applied to asking rents across Australia, which increased slightly, but not from the demand in capital cities. The North Coast in QLD, Goldfields in WA and the South Coast of NSW lead the way, showing strong growth over the month. Rising Iron Ore prices seem to be sparking more activity in the mining regions.

Market conditions for renters remain tight and competitive, and we see no signs of that changing without more housing supply.

As this is the last news release for the year from SQM research - have a great Christmas and holiday season. We hope you get some quality time with family and friends.

[About SQM Research](#)

SQM Research Pty Ltd is a respected Australian investment research house, specialising that provides research and data across all major asset classes.

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